

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on Wednesday, June 18, 2014 at 9:00 a.m. in the Second Floor Conference Room, 220 South Main Street, Bel Air, Maryland. The meeting was chaired by Shane Grimm, Department of Planning and Zoning.

The following members were in attendance:

Julie Mackert	Health Department
Robin Wales	Department of Emergency Services
Mike Rist	DPW Engineering
Shane Grimm	Planning and Zoning
Mark Logsdon	Sheriff's Office
Darryl Ivins	DPW Water and Sewer
Rich Zeller	State Highway Administration
Patrick Jones	Harford Soil Conservation District

Also in attendance were:

Mitch Ensor, Baystate Land Services	
Keith Rawlings	Patty & Ryan Griffin
Bob Ward	Priscilla Eissinger
Phil Cianelli	Linda Peterson

Shane Grimm, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there is one plan on the agenda. Mr. Grimm explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet circulating for everyone to sign. If a correct address is given, a copy of the minutes will be mailed or e-mailed. The minutes will also be published to the Department of Planning and Zoning's website.

STARZ SPORTS ACADEMY AND TRAINING CENTER

Located on the north side of Churchville Road (Route 22); west of Campus Hills Drive. Tax Map 42; Parcel 329; Lot 1. Third Election District. Council District E. Planner Shane.

Plan No. S14-062 Construct 23,650 sf indoor field house; 4.765 acres; B2.

Received 05-21-14 Isgood LLC/Bay State Land Services.

Mitch Ensor of Bay State Land Services presented the plan. A Community Input Meeting was previously held and minutes from the meeting have been submitted. A traffic study has been submitted also. The property is zoned B2 and is 4.765 acres. The site is served with public water through the Campus Hills Waterworks. A portion of the property does lie within the wellhead protection area of the water tower. This plan complies with all the wellhead protection requirements. The site will be served by private septic and they will work with the Health Department to ensure the septic design meets all state requirements. The site is currently improved with an existing Wawa store that is on the front of the lot. This proposal is for a 23,650 sf indoor

training academy facility. It will be slightly larger than the current facility on Churchville Road in the former Grimmel furniture location. The training facility will relocate from the current site. There will be sufficient parking and some parking spaces already exist on the site. The hours of use will be typical of weekday, afternoon hours and most of the day on Saturdays. There may be more use of the wintertime when the weather doesn't permit outdoor activities. The hours are shown on the plan. A stormwater management plan has been submitted and has concept approval. A landscape plan has been submitted for review as well as a revised FCP for the project.

Emergency Services - Robin Wales

The proposed building will be addressed 2302 Churchville Road (MD 22). This address will work if displayed properly and approved by Planning and Zoning.

Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 sf, higher than 50 ft, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. The Department of Emergency Services will test coverage in the facility once construction is finished. Call 410-638-4900 for assistance.

The building must display 10"-12" address numbers along with the road name Churchville Road. The address and name must be clearly displayed at the point of entry off of Churchville Road.

The Department must have a list of at least three emergency contacts for notification, response and securing purposes if the facilities are not in operation 24 hours a day.

Volunteer Fire and E.M.S. – Bill Snyder (comments provided by Robin Wales)

If this new building has an automatic sprinkler system or a supervised, automatic fire detection system, a Knox Box shall be installed per NFPA 1, Part III, 3-6. The key box shall be keyed for the Bel Air Volunteer Fire Company: 410-638-4401.

Usage of non-combustible landscaping directly next to the buildings is recommended. Traditional, wooden mulch increases the likelihood of nuisance fires from outdoor smoking.

One fire hydrant should be placed at the southeast corner of the building; it should be on the left-hand side as one enters the front of the building parking area.

One fire hydrant should be placed at the northeast corner of the building.

Harford Soil Conservation District – Patrick Jones

Concept stormwater management plans have been submitted and reviewed.

An adequate sediment and erosion control plan must be integrated with the stormwater management strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized.

An NOI permit is required from MDE when a project disturbs more than one acre. Please contact MDE about the NOI permit process.

Health Department – Julie Mackert

The wastewater flow from this project will tie into the existing wastewater treatment system servicing the Wawa store and water will be provided by the Campus Hills Waterworks system. The plan cannot be approved at this time. Prior to site plan approval, the following must be completed:

The Maryland Department of the Environment (MDE) Water Management Administration must confirm that there is capacity in the Campus Hills Waterworks system for the additional water usage to be generated by this project.

The sewer line connection into the existing wastewater treatment system servicing the Wawa must be shown on the site plan and the additional drainfield lines removed from the plan. A revised print may be submitted directly to the Health Department with the required changes for review, unless another agency is requesting a revised series of the site plan, in which case the required modification must be indicated on the revised series of the plan.

Upon approval of the site plan and prior to the issuance of the building permit the following is required:

A complete evaluation of the existing drainfield status and capacity will be required to determine the extent of improvements, if any, that will be required to the existing drainfield. This will be a co-review with MDE Water Management Administration, Wastewater Permits Program Regional Consultant.

A detailed design of the sewer line connection must be prepared by the consultant and submitted to the Health Department for review and approval.

Prior to the issuance of the Use and Occupancy permit, the following is required:

If additional drainfields are required and/or modification to the existing system required, detailed plans must be submitted to the Health Department for review and approval. Again, this will be a co-review with MDE Water Management Administration, Wastewater Permits Program Regional Consultant. Changes to the drainfield may require modifications to the current discharge permit and the Operation and Maintenance (O&M) Manual for the system.

Upon approval of the drainfield design, if any, an Onsite Sewage Disposal Permit must be applied for by a Licensed Installer or Licensed Plumber to install the sewer line and any required drainfield improvements.

The sewer line and any additional drainfield, if required, must be installed and inspected by the Department. As built drawings from an engineer will be required for all improvements.

Water and Sewer – Darryl Ivins

Additional information must be provided to the Division before approval can be recommended.

The existing and future sewage generation rates for this lot must be known so that it can be determined if the project must be listed in the Water and Sewer Master Plan.

Provide one year of water usage bills from the water provider for the Wawa convenience store to assist in determining the sewage flows from the existing use on the property.

Development Advisory Committee
Minutes, June 18, 2014
Page 4 of 5

The number of proposed occupants listed in the site date appears to be low for the field house. Will there be any seating, either temporary or permanent in the field house? Provide a preliminary count of the water using fixtures as well as a calculation of the planned average and peak daily flows into the septic system from the proposed use.

DPW – Engineering – Mike Rist

A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.

Stormwater quantity management has been provided in the Regional Facility.

Additional management must be provided for this site in accordance with the 2000 Design Manual as amended by Supplement 1.

A stormwater management concept has been submitted for review and shall be approved prior to preliminary plan approval. Comments must be addressed on subsequent stormwater plan submittals.

The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.

Maintenance of the regional stormwater management facility (ies) is (are) the responsibility of the lot owner(s) and shall be stipulated in the association documents. Maintenance of on-site facilities is the responsibility of the individual lot owner.

A maintenance inspection has been conducted for the pond providing stormwater management for the site. Items listed on the inspection report shall be completed as a condition of the grading permit for the site.

All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.

A traffic impact analysis was submitted and comments are being forwarded to Planning and Zoning.

Sheriff's Office – Mark Logsdon

No comment.

State Highway Administration – Rich Zeller

SHA is currently reviewing the traffic impact study (TIS) submitted for this development. Specific comments regarding possible entrance or road improvement requirements are being deferred until review of the TIS is complete. Any improvement required within SHA right of way will be subject to the review and approval of SHA, and an access permit would be required for the construction of that improvement.

Department of Planning and Zoning – Shane Grimm

The photometric plan is acceptable as submitted. The Forest Conservation Plan is still under review. The final plat must be re-recorded to remove the forest retention area that is being removed. The final plat shall be recorded in the Land Records prior to building permit application.

The Traffic Impact Analysis remains under review and comments will be forwarded to the consultant upon completion of the review.

There were no additional comments from the public.

Meeting adjourned at 9:17 a.m.